

# 2620 N Scottsdale Rd

Scottsdale, AZ



**FOR SALE**

±3,424 SF Freestanding Retail Office Building on  
0.33 Acre Site

Michelle Gardner  
602.513.5126  
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[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

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## Features

Asking price : \$997,000

C-3 zoning, City of Scottsdale

Built in 1977; 2015 permit approved exterior and interior remodel

11 striped parking spaces; can park up to 17

New HVAC units controlled by Nest System

New parking lot

New roof with 15 year warranty

Full building Exterior and Interior LED lighting

Data/electrical prewired underground for easy plug & play

Safeguard monitor system with battery operated cellular back up

Great signage opportunity with ±38,000 daily traffic count on Scottsdale Rd

High-end build out to include private bathroom and shower, secured and hidden safe room, dry erase/magnetic steel walls, climate controlled server room, & interior/ exterior metal automated shutters.



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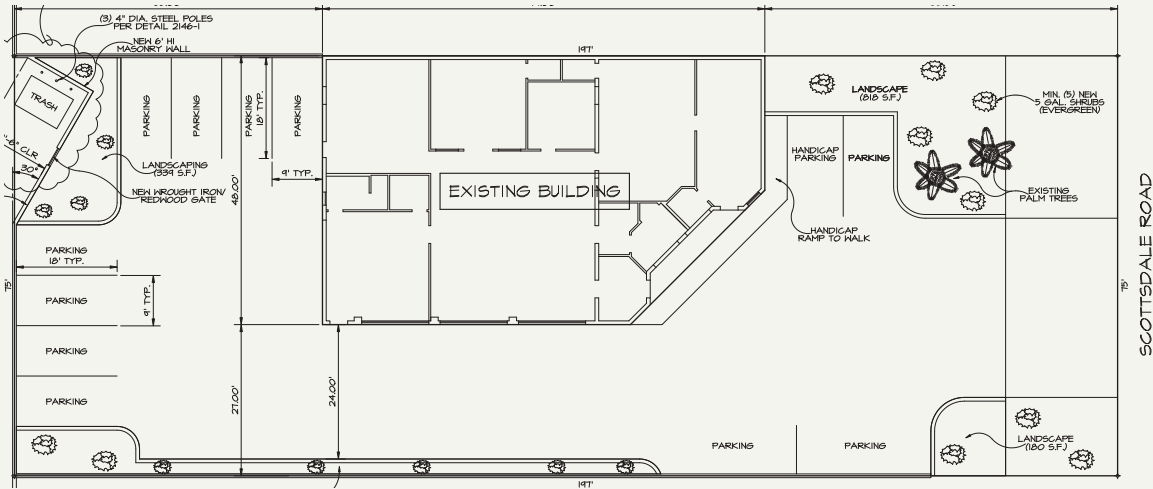


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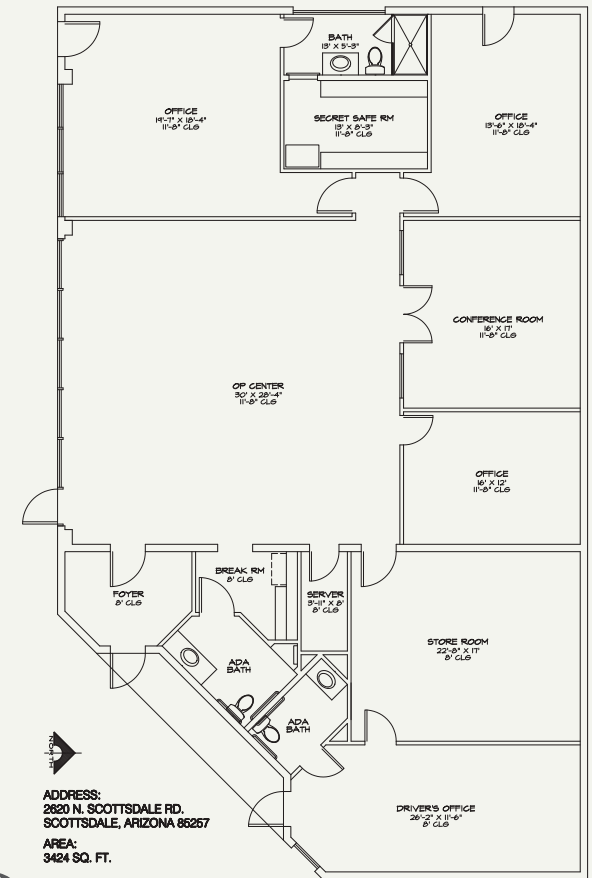
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## Site Plan



## Floor Plan



OFFICE BUILDING

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±3,424 SF

ADDRESS:  
2620 N. SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA 85257

AREA:  
3424 SQ. FT.

FLOOR PLAN  
SCALE: 1/8"=1'-0"

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## Interior Photos



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